



**CITY OF BURLINGTON, VERMONT**  
**CITY COUNCIL TRANSPORTATION, ENERGY & UTILITIES COMMITTEE**

c/o Department of Public Works  
645 Pine Street, Suite A  
Post Office Box 849  
Burlington, VT 05402-0849

802.863.9094 VOX  
802.863.0466 FAX  
802.863.0450 TTY  
[www.burlingtonvt.gov](http://www.burlingtonvt.gov)

**Councilor Maxwell Tracy, Chair, WARD 2**  
**Councilor Tom Ayres, WARD 7**  
**Councilor William "Chip" Mason, WARD 5**

**Inquiries:**  
**Guillermo Gomez**  
802.540.0557 DIRECT  
[ggomez@burlingtonvt.gov](mailto:ggomez@burlingtonvt.gov)

**Transportation, Energy and Utilities Committee**

**Parks, Arts and Culture Committee**

**DRAFT MEETING MINUTES:**

**Wednesday, December 11th, 2013 at 4:45 – 7:00 PM**

**Burlington City Hall – Conference Room 12**

Members present: Chair, Maxwell Tracy (TEUC)  
Tom Ayres (TEUC)  
Chip Mason (TEUC)  
Joan Shannon (sitting in for Karen Paul) (PACC)

Others present: Guillermo Gomez, DPW  
Nicole Losch, DPW  
Chapin Spencer, DPW  
Nathan Wildfire, CEDO  
Peter Owens, CEDO  
Jen Francis, Parks & Recreation  
Jessie Bridges, Parks & Recreation  
Kirsten Merriman-Shapiro, CEDO  
Bill Truex, Public Investment Team  
Charlie Tipper – New Moran  
Paul Sisson – ECHO

Chair Tracy called the meeting to order at 4:55 pm.

*This meeting is a joint TEUC and PACC meeting, mainly focused presenting the Draft Final Slate of projects of Burlington's Public Investment Action Plan.*

**PUBLIC INVESTMENT ACTION PLAN (PIAP) – Nathan Wildfire, Peter Owens - CEDO**

Shannon: Councilor Karen Paul has recused herself from the meeting, as she is part of the team that worked on the Aquatic Center proposal.

Owens: I would like to recognize how far we have come with the process. This process started approximately 18 months ago. After the Moran Plant decision, the Mayor made a commitment to projects that were already in the works and some new projects.

The conversation was extended to the Waterfront. It took about 6 – 8 weeks to develop the idea of the Public Investment Action Plan (PIAP). We are now reaching the conclusion of this plan. The plan consists of an open, competitive process to allocate TIF dollars to different projects within the Waterfront TIF District.

In February we received approximately 100 ideas. These ideas were developed into 50 concepts

During the process we decided that it would be a good idea to set aside \$1 million for small, catalytic projects. Meetings started in April. Approximately 29 projects advanced. A third of these projects were related to the Moran Plant. Proposals were requested for the selected concepts. On October 17<sup>th</sup>, nine final proposals were submitted. Four of these proposals were from City Departments and five proposals came in from the private sector. These nine projects were scored by the Public Investment Team.

The draft slate of projects is being presented today in front of the TEUC – PACC.

Wildfire: We are hoping to have a work session with the City Council and then in January to have a resolution to put these projects on the ballot. January is the deadline to have this resolution.

(Handouts were given to the Councilors).

The goal of this process is to allocate up to \$7 million for projects within the Waterfront TIF District. All the projects in the slate advance Plan BTV. All the projects are achievable in a relatively short term. All the projects are contingent on meeting a set of milestones. All the projects improve access and public use, amplify pedestrian life and mitigate stormwater impact. All projects reflect the leadership from the City to protect Lake Champlain, one of our most valuable resources.

The projects are:

1. New Moran

The proposed investment is \$4 Million in new TIF and reauthorization of previously approved \$2.09 Million in TIF to pay back a HUD 108 loan for a total of \$6.09 Million investment.

This proposal seeks to transform the vacant Moran Plant building into a publicly accessible, financially sustainable, city-owned and non-profit managed waterfront landmark. The investment is contingent upon the New Moran team meeting a series of financial, permitting and programming milestones throughout the next 24 months.

2. Marina Services

This proposal seeks to add critical dockage, mooring capacity and recreation amenities to Burlington's severely undersized marina, while also creating critical harbor protection, a public promenade, storm-water mitigation features and flood resiliency for one of the city's most

flood-prone public spaces. This TIF investment will also be contingent upon a series of project milestones and timelines.

3. Smaller Projects (Sustainability Park, Waterfront Park Upgrades, Sailing Center)

Up to \$1 Million will be invested in the following smaller, place-making projects:

- Sustainability Park (ECHO Lake Aquarium and Science Center).
- Waterfront Park Upgrades
- Community Sailing Center

One additional proposal, The Cherry Street Promenade, scored highly in the process. The City sees great merit in this proposal, but the best timing to advance this project will be once the details of the investment in the redevelopment of the Burlington Town Center Mall are clear.

This is the draft final slate of projects. We are now looking for comments, thoughts and input on this slate of projects.

Shannon: What is the City Council expected to approve?

Wildfire: Projects and project amounts, to go on the ballot for March elections. The City Council will have supporting material available, but in the ballot there is only so much information that we can include.

Shannon: We don't seem to have all the details on the projects

Wildfire, Owens: The proposals are available online. The budgets are public and available.

Shannon: I have gone online but have been a little lost. I might need some help navigating the information. How many boat slips are on the Marina Expansion Project?

Bridges: 180 boat slips. The design of the marina was reverse engineered. First came the protection needed and all other elements and then we had to figure out how many boat slips we could fit.

Shannon: Regarding the Sailing Center project, is there any reason why it needs to be in Moran?

Owens: There is no explicit need.

Shannon: Could you explain the Cherry Street Promenade?

Wildfire: The project consists in a series of improvements of Cherry Street between Church Street and Battery Street. It includes wider sidewalks, rain gardens, storm-water improvements and other amenities that will transform Cherry Street into a more vibrant corridor. I think we

all can agree that Cherry Street is not the most pleasant street to be in. The purpose of this project is to rebuild this connection between downtown and the Waterfront.

Owens: We believe the timing is the problem with this project. The sale of the mall, if it happens, will be soon. We will know more about the redevelopment plans for the mall and once we have that, we will be in better position make decisions. We don't want to invest a lot of money on Cherry Street and then have heavy equipment go over everything.

Ayres: Is the Aquatic Center off the table?

Wildfire: This project is not moving forward. There were questions as to whether it was necessary to have this project in the Waterfront.

Tracy: One of my concerns is accessibility for people of all ages and socioeconomic backgrounds. Could you elaborate more on this aspect of the projects?

Wildfire: From the accessibility stand point, the sailing center plays an important role in the community. They have activities for everyone (children, low income population, special groups). The New Moran plant will have a variety of uses. Some spaces will act as community centers; others will host businesses that will generate new jobs. Waterfront Park is where Burlington goes to play. Currently some special events inhibit the use of the bike path. Some of the improvements will try to mitigate the impact that special events have on the bike path. The Sustainability Park will act as a public park, but will be maintained by ECHO. The Marina will have a big public promenade that will get people on the water. There are also other amenities associated with the project that will create a more accessible space.

Tipper: In the New Moran Project, the community has always been and will be at the top of our priorities. The building will have no barriers to entry. The new building will be able to host a new institution (equivalent to the Flynn or Echo). Whatever institution is hosted, they will have a need to provide community accessible programs.

Bridges: The Marina Expansion project will address some of the issues brought up by event planners, but will also address neighborhood needs. The Burlington Marina is one of the most underserved resources of the city. The promenade that we are creating with the marina will function as a giant park. It will be approximately 21 ft wide. There will be ADA accessibility, and there will be a kayak/canoe launch. It will also be bike and pedestrian accessible.

Shannon: Can any changes be made to the plans?

Bridges: The design up to this point is conceptual. Some elements have changed, but there has been some engineering to get the design to where it is. There will be some scaling from the original plan.

Shannon: Can we have an accessibility statement and the financial part of the projects included in the material that goes to the City Council?

Tracy: This will make things a lot easier for the Councilors.

Shannon: The investment is specific for the Marina at this location?

Bridges: Yes

Wildfire: We felt it was premature to advance a marina for the north part of the Waterfront. We also had concerns about breakwater protection.

Shannon: I think there is more demand for boat slips and moorings. That has an economic impact on the City. I would like to see as much demand as we can possibly accommodate in this project. Is there maybe additional opportunity to add more moorings?

Bridges: A significant part of the anticipated revenue is from boat slips. Moorings generate less revenue. We are examining the possibility of investing in moorings at other locations. Approximately 60% of the slips will be transient. 40% will be seasonal. Priority and discount will be given to Burlington residents.

Tracy: Will there be changes in land ownership?

Wildfire: No. All the land will still be public.

Tracy: How conservative are the economic projections?

Wildfire: We are working closely with the CAO's office. They have confidence that the money can be paid based on existing growth. Projects are expected to generate additional growth. The CAO's office will check along the way the financial feasibility of the projects. If all the projects go to the ballot in March, the bonding will happen later, possibly within the next twelve months.

Owens: The amounts that go on the ballot are the amounts not to be exceeded for the projects.

Tracy: Will all the projects start at once if approved?

Wildfire: It will likely be in phases. Each individual project will have its own timeline.

Owens: Once approved, each project still has to go through design and permitting.

Tipper: I want to thank CEDO and the Mayor's Office. It is an honor to be here.

Ayres: I was initially skeptical about the Moran project, but I have to say this is one of the most, if not the most exciting opportunity.

#### **HYDE STREET CLOSURE – Nicole Losch - DPW**

Losch: Hyde Street has gone through a traffic calming process for several years. The current proposal is to close Hyde Street where it meets Willard. There will be a 5 ft gap for non-motorized vehicles. We want to go to council to approve this closure. Final design is currently being drafted. The City Engineer will approve it.

Mason: Could you please explain the process?

Losch: The Traffic Calming process is a neighborhood driven process. We ask residents about the issues that they have, we discuss potential solutions until we narrow down the options. Different City Departments need to be OK with the proposed solution. For Hyde Street we did a pilot project. We collected data for thirty days. We observed a significant improvement. The street closure was the best solution for the neighbors.

Mason: Do you have a visual?

Losch: Neighbors were concerned about vehicles traveling south. Data showed Hyde Street was being used as a cut through street.

Mason: Was there any opinion expressed by residents along Willard?

Losch: There was little participation from residents along Willard in the process.

Mason: Is this the neighbor's preferred alternative or is it DPW's?

Losch: In this case, both. During the process we try to steer residents to a viable alternative and we provide input. We are asking the TEUC to authorize the closure of Hyde Street.

Mason: I would like to motion to authorize the closure of Hyde Street.

Ayres, Tracy: in favor.

#### **Minutes of 9/10/2013**

Tracy moved to adopt minutes. Ayers second. All in favor

#### **TEUC Meeting - January**

Next TEUC meeting will be held on January 21 at the Front Conference Room at the Department of Public Works (645 Pine Street)

**Adjourn**

Tracy moves to adjourn. Ayres second. All in favor. Adjourned at 6:15 PM

DRAFT